



**Christopher C Kaylor**  
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### Cross Property Agent Full



Rental ML: 3913628 **Sold** LP: \$900  
[8212 Grand Division Ave, Garfield Heights, OH 44125](#) SP: \$950  
 Area: 1704 - Garfield Heights Subdiv: Walton Realty List Date: 06/29/17  
 Subtype: Single Family Twp: Garfield Heights List Date Rec: 06/29/17  
 Parcel ID: [541-08-003](#) County: Cuyahoga Pending Date: 09/06/17

[Supplements \(1\)](#)

Directions: South off turney past stop sign and on left side of street or Offer Warner on Southside of street.

Contingent Dt:  
 Off Mkt Date: 09/06/17  
 Closing Date: 10/01/17  
 Exp. Date: 12/31/17  
 DOM/CDOM: 71/71

Recent Change: 10/23/2017 : S : P->S

Property Information

Approx Sqft/Source:	1392/Auditors Website	House Faces:	North	School Dist:	Garfield Heights C:
# Bedrooms:	3	Tot Liv Area/Source:	1392/Auditors Website	Year Built:	1923
# Baths:	1 (1 0)	Lot Size (Acres):	0.119	Construction:	Actual YBT
# Rooms:	6	Lot Size Source:	Auditors Website	Building Type:	Detached
# Stories:	2	Tillable Acres:	main:0 upper:1	Business Type:	
Full Bath level/#:	lower:0	Pasture Acres:		1/2 Bath level/#:	lower:1 main:0 upper:0
Unit Floor #:					
Basement:	Yes/Full, Unfinished	Garage # Cars:	2	# Off Str Parking:	
Heating Fuel:	Gas				
Water/Sewer:	Public Sewer, Public Water				
Cooling Type:	None				
Garage:	Yes				
Exterior Features:					
View Description:					
Appliances/Equip:					
Lease Terms:	One Year, Two Year				
Section 8:	No				
Owner Pays:	None				
Tenant Pays:	Pays All				
Amenities:					
Security Deposit:		Pet Restrictions:	No	Laundry Hookup:	
Restriction Desc:	Pets subject to approval or nonrefundable pet fee.				
Room Name	Dim Lvl Wnd Trtmt Fireplace Flooring				
Living Room	First				
Eat-in Kitchen	First				
Dining Room	First				
Bedroom	Second				
Bedroom	Second				
Bedroom	Second				
Bathroom	Second				

Remarks: Visit this wonderful 3 bed and 1 and half bath home in Garfield Heights, Ohio this property Off street parking in 2 car garage, rear patio for enjoying the great outdoors, full screened in front porch offer 3 season room with storm windows and added space. Large dining room and living area. This is a must see. Close access to shopping, parks, school, churches and I-480.

Office Information

[9165/Realty Trust Services, LLC](#) (440) 427-0123 F: (866) 632-9006 <http://https://www.facebook.com/>  
 List Agent: [2011003065/Christopher C. Kaylor](#) (330) 840-1073 F: (440) 710-0971 [chriskaylor@gmail.com](mailto:chriskaylor@gmail.com)  
 Co-Lister:  
 Showing Instruct: Call Agent 3308401073 Internet Listing: Yes  
 Showing Info: Email or text agent for access. Show Add Client: Yes  
 Rent Broker Comp: 1/2 Owner Agent: Date to Occupy: Negotiable Show Add Pub: Yes  
 Comp Explain: 1/2 month rent.  
 Broker Remarks: Text or Email Agent Rental Application attached. Pets welcome

Comparable Information

[9263/Red Diamond Realty](#) Orig Monthly Rent: \$900 Closed By: Lease  
 Sell Agent: [2011001363/Aletha Johnson](#) Monthly Rent: \$900 Seller Givebacks:  
 Co-Seller: Sold Price: \$950

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

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